

FIG. 1

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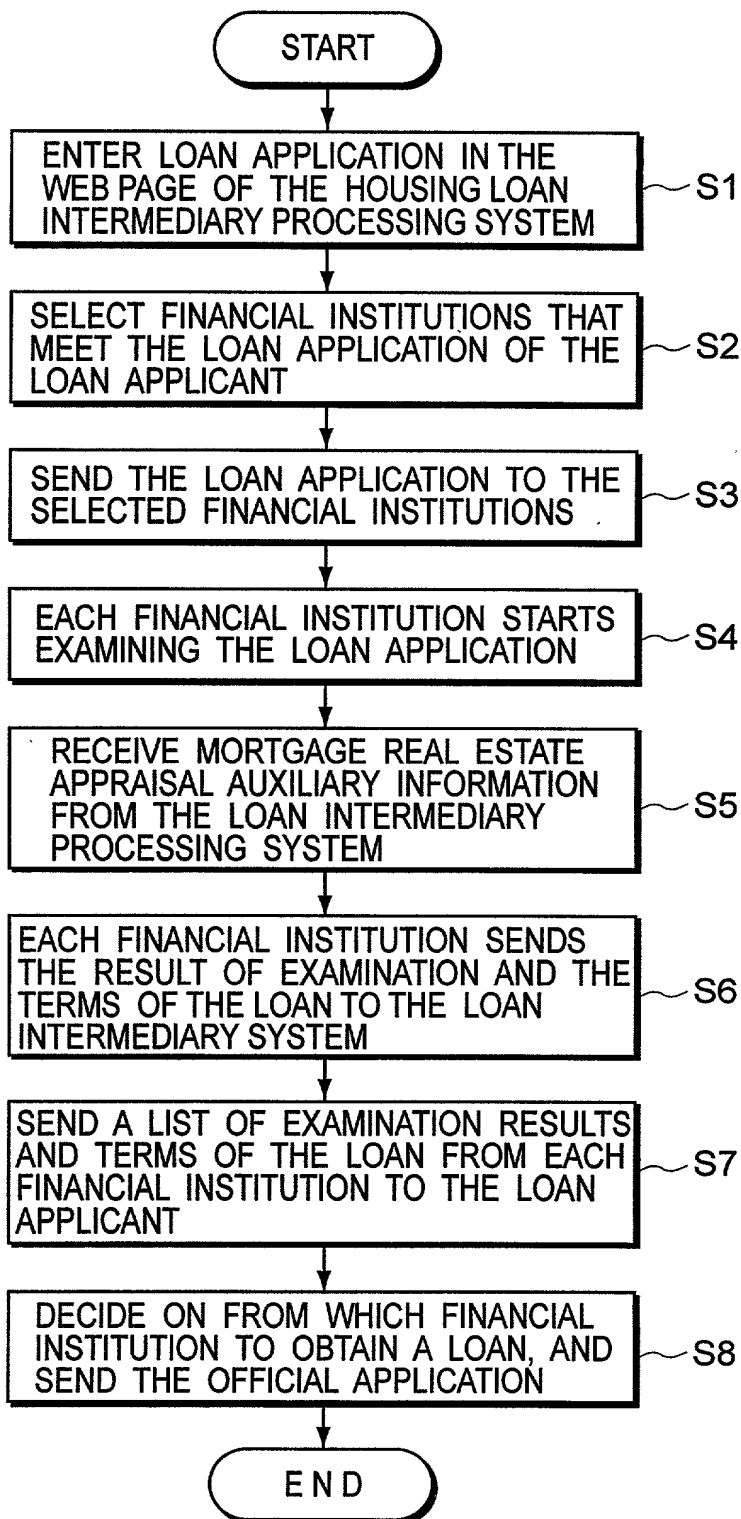


FIG. 2

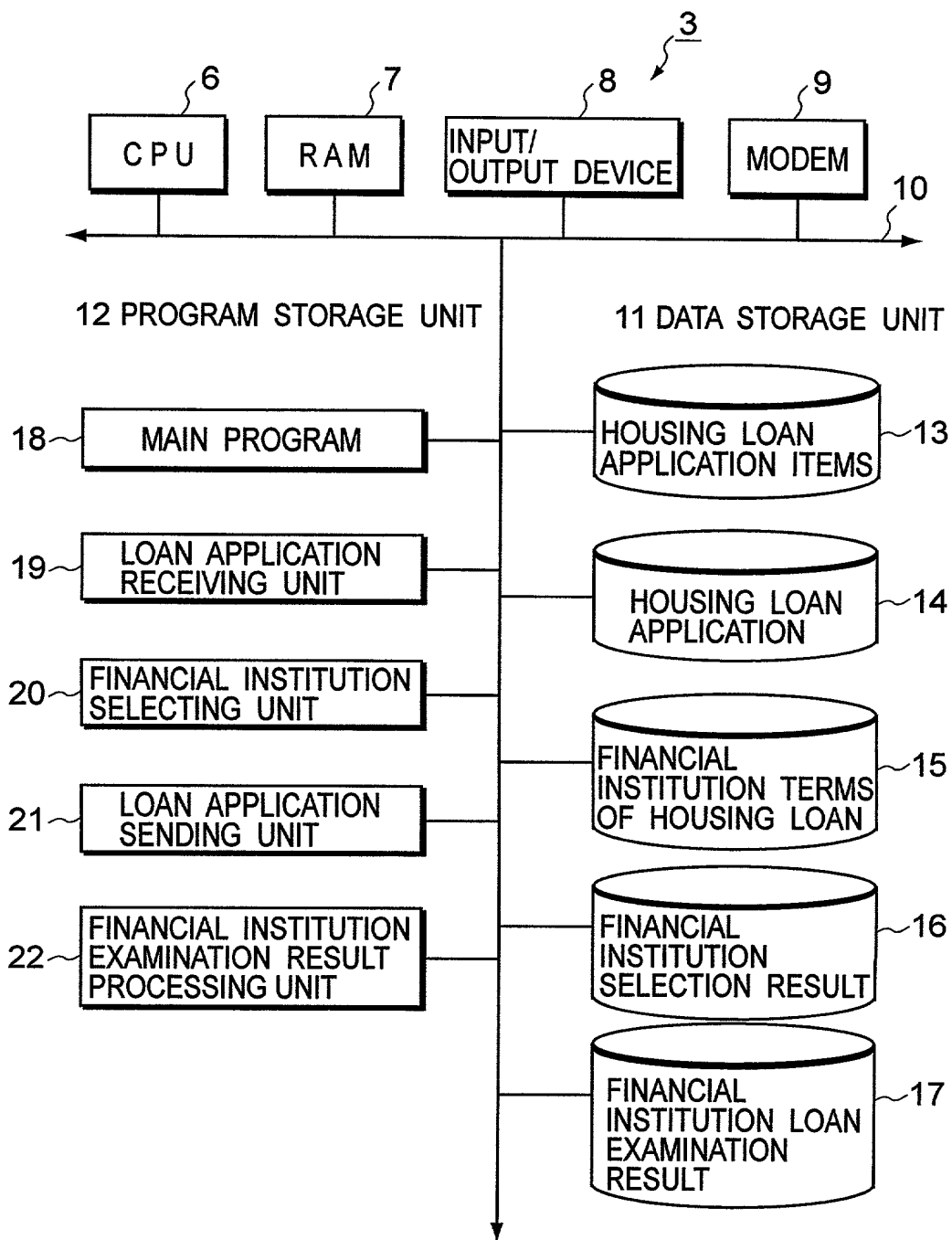


FIG. 3

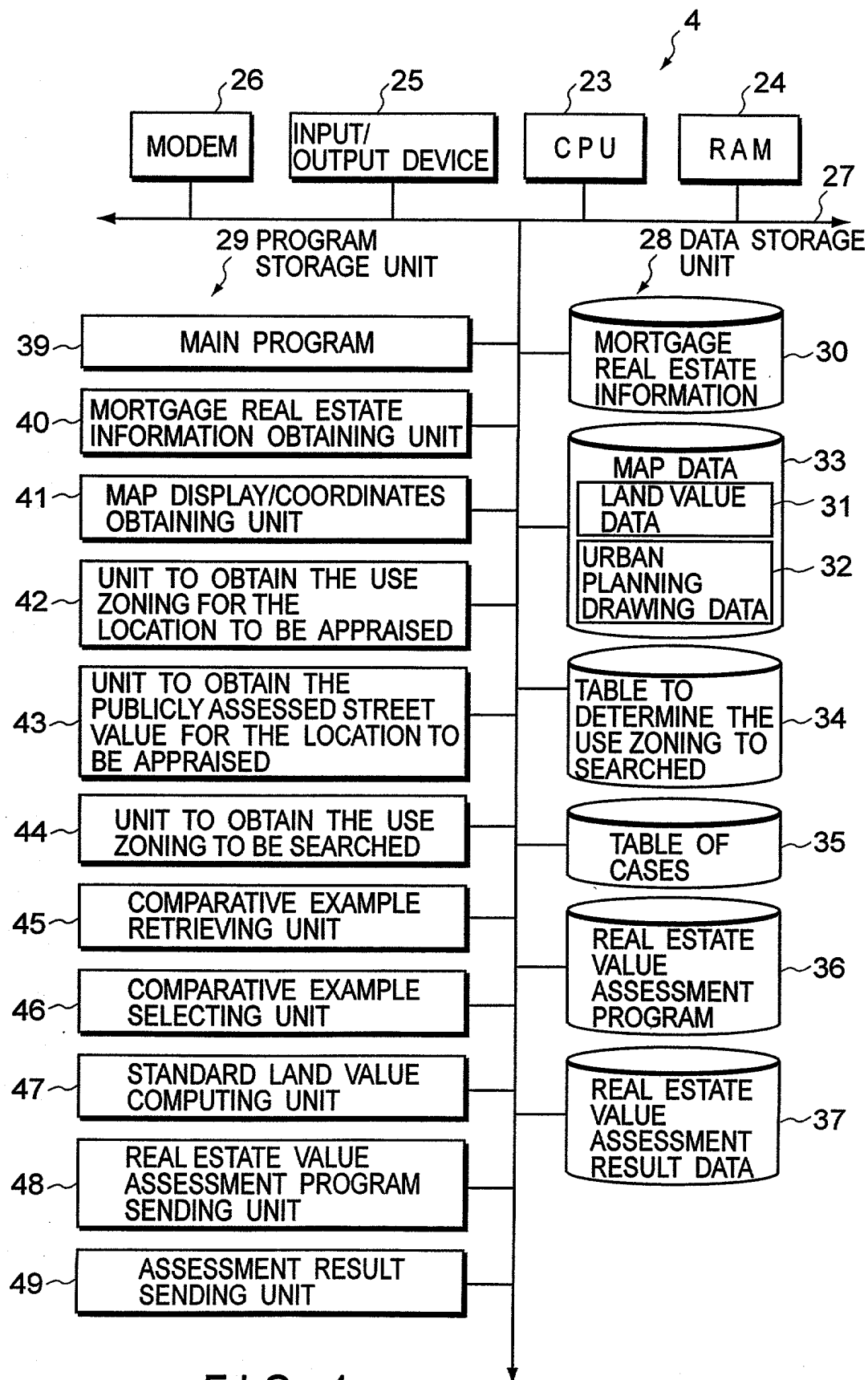


FIG. 4

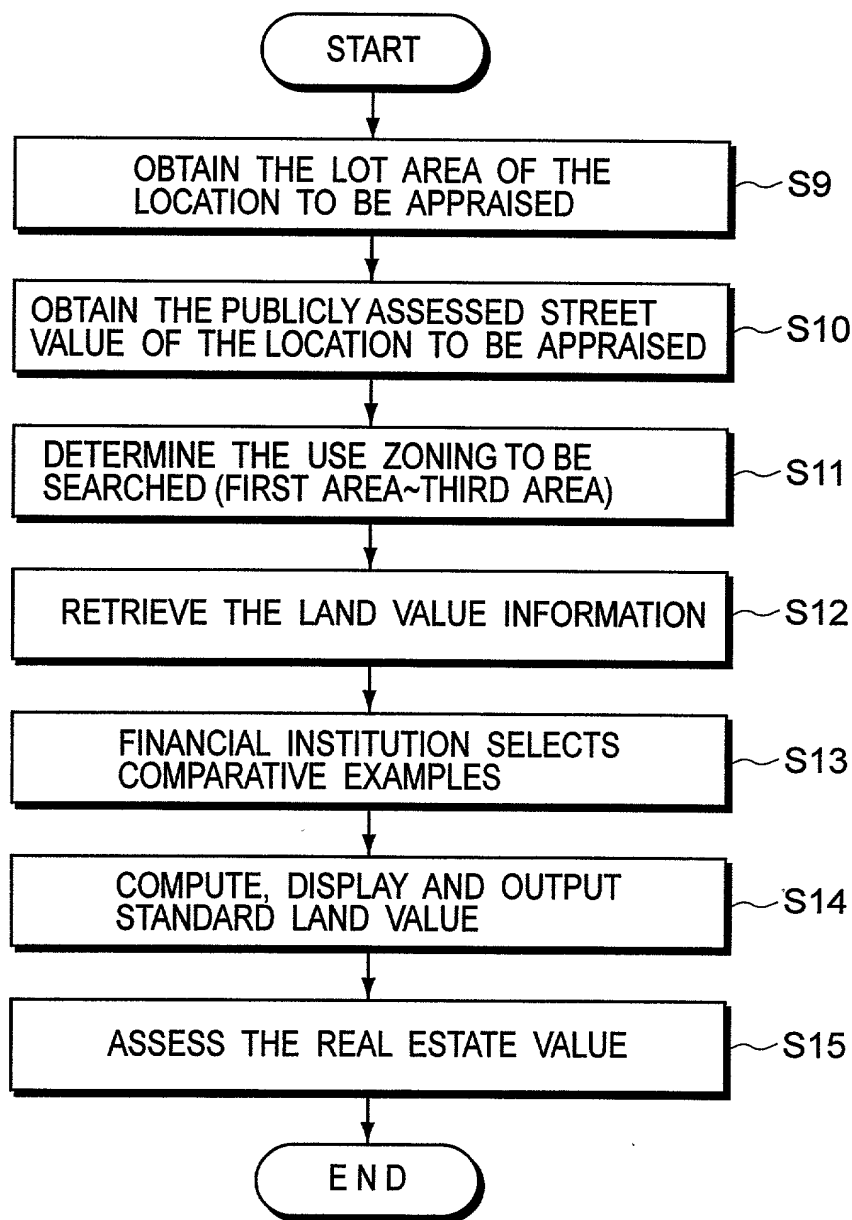


FIG. 5

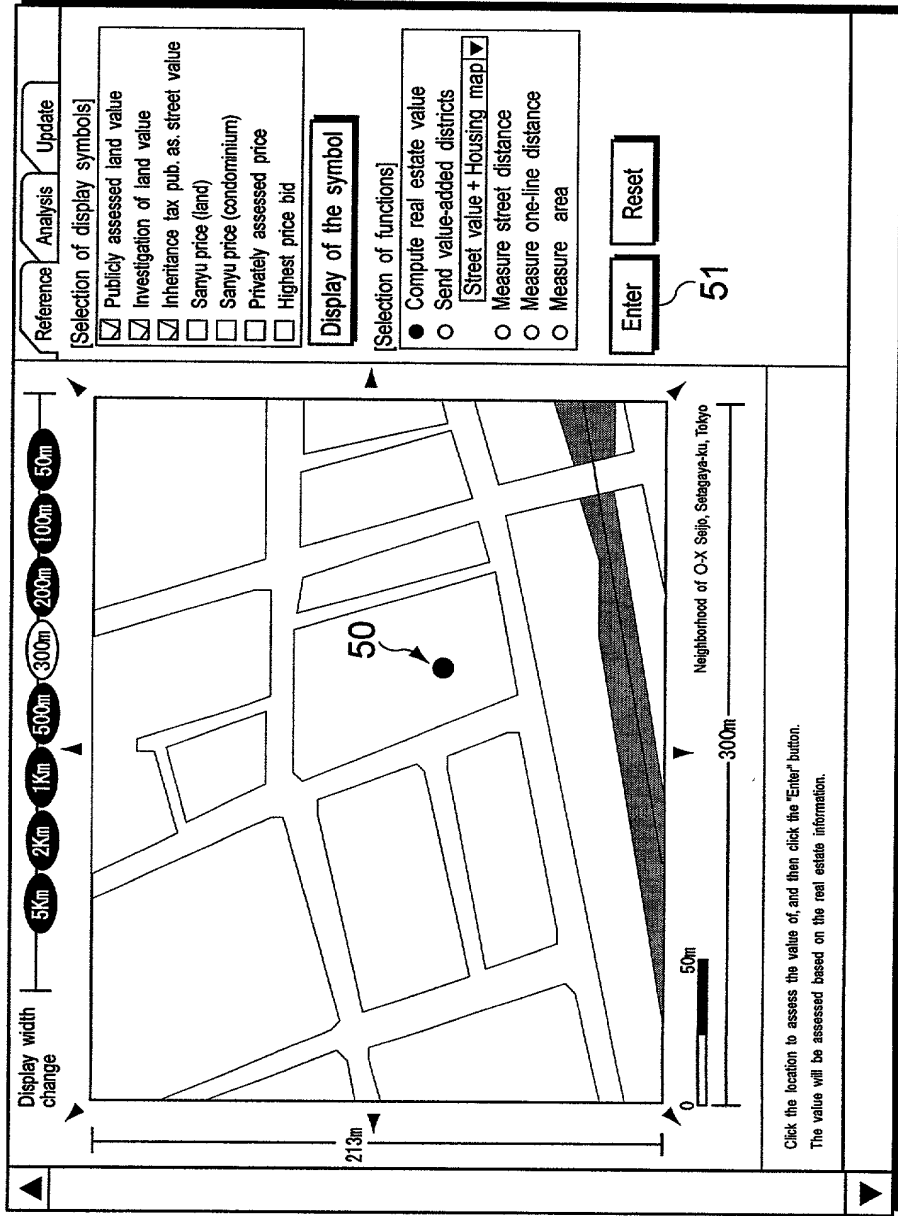
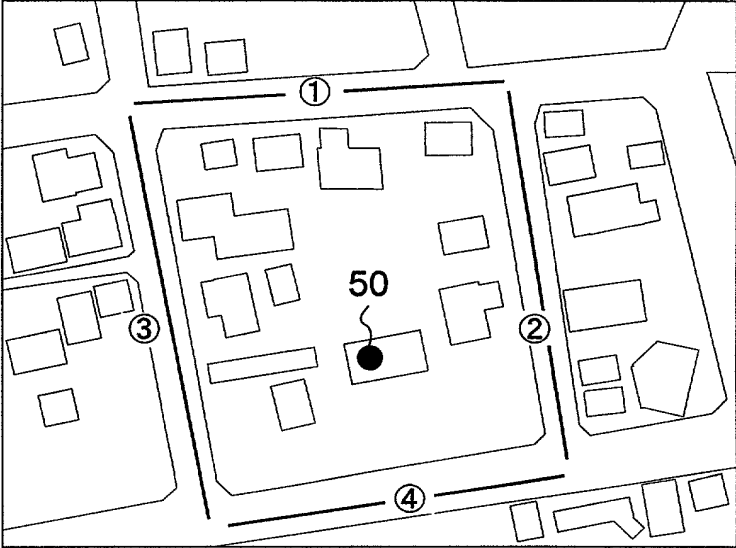


FIG. 6

[Location for computation]
Close this window

Location (Residence indication)	Neighborhood of A-B Seijo, Setagaya-ku, Tokyo		
Summary of the location	Use zonig	1 Low Exclusive	
	Building-to-land ratio	40%	
	Floor area ratio	80%	
	Closest station	Odakyu-line, Station C, Approximately 300m	



[List of front street candidates]

Select	No.	Publicly assessed street value (Yen/m ²)	Lease ratio (%)	Area zoning
●	①	570,000	70	Regular residential area (7)
◎	②	520,000	70	Regular residential area (7)
◎	③	580,000	70	Regular residential area (7)
◎	④	560,000	70	Regular residential area (7)

Sample comparative examples

FIG. 7

[List of example properties used for computation (Sanyu)]

Please select at least one (selecting three or more is recommended) example for computing the land price from the following list of example properties. An apparently best example has already been selected.

Select	Information type	Investigation date	Lot No.	Location		Price (Yen/m ²)	Land area (m ²)
	Shape ratio	Use state	structure	Front street situation	Service situation	Closest station (m)	Use zoning
	Building-to-land ratio (%)	Floor area ratio (%)	Fireproofing area	Relative location from the lot to be assessed			
	Privately assessed lot	03/01/1998	No.6	O-x-* Seijo, Setagaya-ku, Tokyo		665,000	135
<input checked="" type="checkbox"/>	Irregular 1:2.5	Residence RC2F1B	South 4.0m Ku-road	Water, gas, sewer	Seijogakuenmae 450	1 Low Exclusive	
	40	80	Semi-fireproof	East North East 1500			
<input checked="" type="checkbox"/>	Sanyu Example	05/01/1998	No.38	O-x-* Seijo, Setagaya-ku, Tokyo		589,000	140
				South 5.0m Ku-road		Seijogakuenmae 600	1 Low Exclusive
	Publicly assessed lot	01/01/1998	Setagaya 121	O-x-* Seijo, Setagaya-ku, Tokyo		700,000	135
<input checked="" type="checkbox"/>	Irregular 1:2.5	Residence RC2F1B	South 6.0m Ku-road	Water, gas, sewer	Seijogakuenmae 570	1 Low Exclusive	
	40	80	Semi-fireproof	South 1500			
<input checked="" type="checkbox"/>	Standard lot	07/01/1998	Setagaya 48	O-x-* Seijo, Setagaya-ku, Tokyo		700,000	200
	Irregular 1:2.5	Residence RC2F1B	North West 7.0m Ku-road	Water, gas, sewer	Seijogakuenmae 550	1 Low Exclusive	

Land value computation date Month Date Year ← 55

← 56

Enter the land value computation date, select at least one (selecting three or more is recommended) example to be used to compute the land value, and click the "Compute the land value" button

FIG. 8

[Result of land value computation]

Return to
previous window

Lot		
Location (Residence indication)	Neighborhood of A-B Seijo, Setagaya-ku, Tokyo	
summary of the lot	Use zoning	1 Lot Exclusive
	Building-to-land ratio	40%
	Floor area ratio	80%
	Closest station	Odakyu-line, Station C, Approximately 300m

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Price as of	May 20 th , 1999
Sanyu price	706,000 Yen/m ²
Standard land price	726,000 Yen/m ²
Publicly assessed street value (Year 2000)	580,000 Yen/m ²

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[Examples adopted]

Source	Symbol As of	Location Residence indication	Price(Yen/m ²)	Content
Privately assessed lot	No.6 □ 03/01/1998	○-x- * Seijo, Setagaya-ku, Tokyo	665,000	1 Lot Exclusive, 40/80, 7m Ku-road, Seijogakuenmae Station, 450m
Sanyu Example	No.36 □ 05/01/1998	○-x- * Seijo, Setagaya-ku, Tokyo	589,000	1 Lot Exclusive, 40/80, 8m Ku-road, Seijogakuenmae Station, 600m
Sanyu Example	No.56 □ 12/01/1998	○-x- * Seijo, Setagaya-ku, Tokyo	572,000	1 Lot Exclusive, 40/80, 4m Ku-road, Seijogakuenmae Station, 800m
Publicly assessed lot	Setagaya 121 □ 01/01/1998	○-x- * Seijo, Setagaya-ku, Tokyo "Seijo--"	700,000	1 Lot Exclusive, 40/80, South 6m Ku-road, Seijogakuenmae Station, 570m
Standard lot	Setagaya 48 □ 07/01/1998	○-x- * Seijo, Setagaya-ku, Tokyo "Seijo--"	661,000	1 Lot Exclusive, 40/80, North West 7m Ku-road, Seijogakuenmae Station, 550m
Publicly assessed lot	Setagaya 16 □ 01/01/1998	○-x- * Seijo, Setagaya-ku, Tokyo "Seijo--"	719,000	1 Lot Exclusive, 40/80, West 6.3m Ku-road, Seijogakuenmae Station, 400m

Land Value Standard Assessment Table	Click Land Value Standard Assessment Table to open Land Value Standard Assessment Table.
Land / Building Price Assessment Table	Click Land / Building Price Assessment Table to open Land / Building Price Assessment Table.

Self
Computation

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FIG. 9

Price of land	124,270,000 Yen
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Sanyu Price	650,000 Yen/m ² Weighted average from TAS land value level assessment table at Percentage	50 %
Standard Land Value	620,000 Yen/m ² Weighted average from TAS land value level assessment table at Percentage	50 %
Standard Value	635,000 Yen /m ²	

Individual Difference Factor	98% From the individual difference computation table below
Building Depreciation Factor	100%
Area	200.00m ²

Individual Difference Computation Table

Condition	Factor	Content	Score
Street condition	Width of the road	Standard	0
	Other ()	None	0
Convenience of transportation	Standard	Standard	0
	Other ()	None	0
Environmental condition	Residential / commercial / industrial environment	Standard	0
	Other environmental condition ()	None	0
Administrative condition	Administrative rules ()	Standard	0
Lot condition	Shape	Slightly irregular	-5
	Size	Standard	0
	Width and depth	Standard	0
	Relationship to streets with which the lot is in contact (corner lot, two-way streets, three-way streets)	Corner lot	+3
	Other ()		0
Other condition		None	0
Total score			-2

Price of the land Price of the land = Standard price X Individual difference factor + Building depreciation factor X Area

Standard price The standard price is the unit price per 1m² of a standard lot within an area recognized as neighboring area, which is along the street with which the lot at issue in contact. It indicates the level of the value of land in the aforementioned area. Here, it is obtained as a weighted average of the Sanyu price and the criterion price in the TAS land value level assessment table.

Building depreciation If the building is built a manner that dose not use the lot most effectively, a correction for building depreciation is necessary.

Total score Street condition (Total) X Transportation convenience (Total) X Environmental condition (Total) X Administrative condition X Lot condition (Multiplication) X Other condition

FIG. 10